



SSD-78996460 – RESPONSE TO SUBMISSIONS: APRIL 2026

APPENDIX B – UPDATED STATUTORY COMPLIANCE TABLE

Statutory Reference	Relevant Considerations	Relevance	Reference
<i>Environmental Planning and Assessment Act 1979</i>			
Section 1.3	<i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	<p>The proposed development will benefit the social welfare of the community by providing high-quality affordable and private market housing on the site.</p> <p>The EIS includes thorough environmental, economic, and social assessments to inform the design of the proposal and ensure its suitability for the site. Where appropriate, mitigation measures are provided to manage the social and economic welfare of the community during construction and operational phases of the development.</p>	Throughout the EIS
	<i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	<p>The proposal addresses the principles of ESD including the precautionary principle, intergenerational equity, and the conservation of biological and ecological integrity.</p> <p>In addition, ESD and BASIX Reports have been prepared to accompany the EIS which identifies how ESD principles are incorporated into the design and ongoing operation of the proposed development, how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, and how the development minimises greenhouse gas emissions and consumption of resources.</p>	
	<i>To promote the orderly and economic use and development of land</i>	<p>The proposed redevelopment of the site responds to the State's growing population and the need to build more homes in accessible locations, to boost housing supply and improve affordability. The redevelopment of the site has been informed by a thorough site and local context</p>	

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		analysis, environmental assessments and assessment against strategic and statutory planning policies to promote the orderly and economic use and development of the land.	
	<i>To promote the delivery and maintenance of affordable housing,</i>	The proposal includes the delivery of 54 affordable housing units (17% of the total proposed GFA), 15% of which will be managed by a Community Housing Provider, with the remaining 2% allocated as Affordable Housing in perpetuity.	
	<i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i>	A biodiversity assessment has been undertaken for the site. The assessment concluded the site is not considered to hold any biodiversity value. An updated BDAR Waiver has been issued by DPPI in respect of the proposed development.	
	<i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	<p>An Aboriginal Heritage Impact Assessment Report (AHIA) and a Heritage Impact Assessment (HIS) have been prepared to assess the impacts of the proposal on built and cultural heritage.</p> <p>Both reports have concluded that the proposed development will not a detrimental impact on any matters of built and cultural heritage.</p> <p>The AHIA has found that no known Aboriginal objects or Aboriginal places have been identified within the curtilage of the subject site.</p> <p>The HIS has found that the existing dwellings on the site do not reflect the description of their attributed heritage conservation area significance, and subsequently can be removed without adverse effect on the heritage value of the HCA. The HIS also determined that the proposed development will have an acceptable impact on the heritage significance of the HCA and the heritage item in the vicinity of the site.</p>	
	<i>To promote good design and amenity of the built environment,</i>	The proposed development comprises the construction of four interconnected residential flat buildings. The residential flat buildings will have a contemporary appearance and provide a high-level of amenity for future residents.	

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		Setbacks and a stepped massing approach is proposed to minimise the impacts of the proposal on adjoining landowners.	
	<i>To provide increased opportunity for community participation in environmental planning and assessment.</i>	Community and stakeholder engagement has been undertaken during the preparation of the SSDA, as detailed in Section 5 of the EIS. Comments received during public exhibition have been assessed and responded to in the Submissions Report.	
Section 4.15	<u>Relevant environmental planning instruments:</u> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>Ku-ring-gai Local Environmental Plan 2015</i>	See detail below under State Environmental Planning Policies (SEPPs).	
	Draft environmental planning instruments	Not applicable.	Not applicable.
	Relevant planning agreement or draft planning agreement	Not applicable.	Not applicable.
	<i>Environmental Planning and Assessment Regulation 2021 – Schedule 2</i>	This EIS has been prepared in accordance with Schedule 2 of the Regulations.	Not applicable.
	Development control plans: <i>Ku-ring-gai Development Control Plan 2024 (KDCP 2024)</i>	Clause 2.10 of the Planning Systems SEPP states that development control plans (whether made before or after the commencement of the Policy) do apply to state significant development. Notwithstanding this, an assessment has been undertaken of the proposal against the key development controls. Please see detail below under development control plan.	See below
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social and economic impacts on the locality are assessed in detail within the EIS and Submissions Report.	EIS Section 6

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	The suitability of the site for the development	The suitability of the site for the proposed development is demonstrated in the EIS.	EIS Section 7
	Any submission made	Submissions have been assessed and responded to in the Submissions Report.	EIS Section 7 Submissions Report (10/12/25) Submissions Report (17/04/26)
	The public interest	The proposed development satisfactorily responds to the relevant planning instruments and controls applying to the site. The proposal will not create any adverse social, economic or environmental impacts that cannot be mitigated by the proposed mitigation measures provided at Appendix D . On balance, the benefits of the development outweigh any adverse impacts and the development is deemed to be in the public interest.	EIS Section 7 Submissions Report (17/04/26)
Environmental Planning and Assessment Regulation 2021			
Section 26	Section 26 of the Regulations outlines the information required about affordable housing development. It states that an Applicant must specify the name of the registered Community Housing Provider (CHP) who will manage the affordable housing component of the development.	The Applicant has provided a report outlining their strategy for the delivery of affordable housing as part of the proposed development which identifies Link Wentworth as a potential community housing provider for the proposed development. This report is accompanied by a letter of support from Link Wentworth.	EIS Appendix I Appendix V of the Submissions Report (10/12/25)
Schedule 2	Schedule 2 of the Regulations provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Schedule 2 of the Regulations and SEARs.	EIS Appendix A
Biodiversity Conservation Act 2016			
Section 7.14	The likely impact of the proposed development on biodiversity values as assessed in the Biodiversity Development Assessment Report (BDAR). The Minister for Planning may (but is not required to) further consider under that BC Act the likely impact of the proposed development on biodiversity values.	An updated BDAR Waiver has been issued for the proposed development confirming that the development is unlikely to have any significant impact on biodiversity values of the site and surroundings.	EIS Section 6.2.8 and Appendix CC

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			Appendix X of the Submissions Report (10/12/25)
State Environmental Planning Policies			
<i>State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)</i>	<p>Clause 26A of Schedule 1 of the Planning Systems SEPP provides that development for the purpose of infill affordable housing is classified as SSD if:</p> <ul style="list-style-type: none"> ▪ It relates to development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies ▪ The development relates to residential development with an EDC of more than \$75m; and ▪ The development does not pertain to development that is prohibited under an EPI. 	<p>The residential component of the proposal has an estimated EDC of greater than \$75,000,000 (refer Appendix J).</p> <p>The proposed use 'residential flat building' is permitted with development consent in the R2 Low Density Residential zone under Chapter 5 Section 154 of the Housing SEPP.</p> <p>The proposal also provides 17% affordable housing and meets the locational criteria of the Housing SEPP. Therefore, the proposal qualifies as SSD.</p>	EIS Section 4 and Appendix J
<i>State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)</i>	<p>Clause 4.6(1) states that land must not be rezoned or developed unless contamination has been considered and, where relevant, land has been appropriately remediated.</p>	<p>A Preliminary Site Investigation and a PSI addendum have been prepared to address the potential for contamination on the site. The PSI and the addendum conclude that the site is suitable for the proposed development, subject to the implementation of a series of mitigation measures.</p>	EIS Section 6.2.2 and Appendix Y Appendix O of the Submissions Report (10/12/25)
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)</i>	<p><u>Section 2.98</u> This section applies to development that involves excavation greater than 2m in, above, below or adjacent to rail corridors. A consent authority must take into consideration any response from the rail authority for the rail corridor received within 21 days after the notice is given.</p> <hr/> <p><u>Section 2.122</u> Traffic generating development specified at Clause 104 requiring referral to Transport for NSW (TfNSW) includes:</p> <p>Car parks (whether or not ancillary to other development) including 200 or more parking spaces if the proposal does not have access or does not connect to a road that has access, to a classified road.</p>	<p>The site is adjacent to a railway corridor and involves excavation into the second reserve tunnel associated with the Epping-to-Chatswood Rail Line (i.e. Sydney Metro). The SSDA has been referred to the relevant rail authority and general terms of approval issued by Sydney Metro.</p> <p>The proposal is seeking consent for more than 200 parking spaces. The proposal is therefore considered 'traffic-generating development' under the Transport and Infrastructure SEPP. The application will be required to be referred to TfNSW for a response.</p>	EIS Appendix W EIS Section 6.1.4 and Appendix Q

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<p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)</i></p>	<p>Chapter 2 Vegetation in non-rural areas aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p>	<p>The accompanying Aborigicultural Impact Assessment demonstrates how the proposal seeks to minimise tree removal as much as possible and retain significant trees on site. One street tree is proposed for removal. Alternative design options to facilitate retention of the tree have been investigated but its removal is unavoidable. Replacement street trees will be planted. Significant planting within the site is proposed. No net loss of trees over the site will occur.</p> <p>An updated BDAR Waiver was granted by the Department of Planning, Housing and Infrastructure and the Department of Climate Change Energy, Environment and Water for the proposed development on 23 April 2026. This updated BDAR Waiver reflects the details of the current proposal, including the retention of Tree 20.</p>	<p>EIS Appendix Z and Appendix CC</p> <p>Appendix P and Appendix X of the Submissions Report (10/12/25)</p> <p>Appendix I Submissions Report (17/04/26)</p> <p>Appendix Q Submissions Report (17/04/26)</p>
	<p>Chapter 6 Water catchments applies to the sites within ‘Sydney Harbour Catchment’ and identified on Sydney Harbour Catchment Map.</p> <p>6.6 Water quality and quantity</p> <p>1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—</p> <p>(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway,</p> <p>(b) whether the development will have an adverse impact on water flow in a natural waterbody,</p> <p>(c) whether the development will increase the amount of stormwater run-off from a site,</p> <p>(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse,</p> <p>(e) the impact of the development on the level and quality of the water table,</p> <p>(f) the cumulative environmental impact of the development on the regulated catchment,</p> <p>(g) whether the development makes adequate provision to protect the quality and quantity of ground water.</p>	<p>There is improvement in the water quality of the stormwater runoff from the proposed site area. Refer to report HYCP-BON-REP-CIV-ALL-0000[6] Section 4.2.4 and 4.2.5. The water quality system that has been incorporated in the proposed development include a 20kL rainwater tank, Ocean Protect’s Ocean Guards at every grated inlet pit, a vegetated swale and 16x690mm storm filter cartridges (PSORBS) to treat stormwater runoff to meet Ku-ring-gai Council water quality requirements. There is an 11 percent increase in nil flow days of stormwater runoff from the site which will reduce harmful impacts of the urban development area and on the surface groundwater regimes. Water management such as water quality treatment trains and stormwater detention is integrated appropriately within the landscape, and urban environment within the proposed site area. Appropriate measures have been taken to retain on-site stormwater where practical. Refer to report HYCP-BON-REP-CIV-ALL-0000[6] Section 2 to 4.</p> <p>The impact of the development on the level and quality of the water table is addressed in the Hydrogeological Management Plan (HMP) produced by Douglas for the site (ref. 230730.00.R.002.Rev2).</p>	<p>Submissions Report (17/04/26)</p> <p>Appendices H & J</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	(e) the impact of the development on the level and quality of the water table,	<p>Relatively minor inflows (less than 3ML/year) are expected, and the management of inflows and seepage should be readily managed with conventional systems (e.g. sumps and pumps). Groundwater levels directly adjacent to the site are expected to be drawn down to the bulk excavation level, with the level of draw down decreasing with distance away from the site.</p>	
	<p>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—</p> <p>(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and</p> <p>(b) the impact on water flow in a natural waterbody will be minimised.</p>	<p>The works are not expected to impact any Groundwater Dependent Ecosystems or groundwater supply works in the area, hence minimal impact is expected in accordance with the NSW Aquifer Interference Policy. Any groundwater inflow into the basement will be tested and treated in accordance with relevant guidelines and thresholds nominated by Ku-Ring-Gai Council prior to discharge to the stormwater system.</p> <p>No significant impacts to surrounding properties, groundwater systems or ecosystems are expected.</p> <p>Groundwater inflow into the basement will be tested and treated to comply with relevant guidelines and thresholds nominated by Ku-Ring-Gai Council prior to disposal to stormwater.</p> <p>The basement is expected to intercept perched seepage in the soil and fractured rock underlying the site. Minimal impact to groundwater underlying the site is expected in accordance with the NSW Aquifer Interference Policy. Groundwater inflow into the basement will be treated in accordance with the response to subclause (a) and discharge rates to the stormwater system will comply with any limits specified by Council.</p>	

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	<p>6.8 Flooding</p> <p>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems.</p> <p>(2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not—</p> <p>(a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or</p> <p>(b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.</p>	<p>The proposed development will not affect any existing wetlands and other riverine ecosystems.</p> <p>The proposed development is on land that is consented as being in an overland flood planning area, and the development does satisfy the flood function and behaviour of land. The development is not located in a floodway (ref: HYCP-BON-REP-CIV-ALL-00002[9], Section 3.2) and the proposed building development has minimal impact on the flow of flood water and does not encroach into any flood storage (ref: ref: HYCP-BON-REP-CIV-ALL-00002[9], Section 6). There is improvement in the water quality of the stormwater runoff from the proposed site area. Refer to report HYCP-BON-REP-CIV-ALL- 0000[6] Section 4.2.4 and 4.2.5. The water quality system that has been incorporated in the proposed development include a 20kL rainwater tank, Ocean Protect’s Ocean Guards at every grated inlet pit, a vegetated swale and 16x690mm storm filter cartridges (PSORBS) to treat stormwater runoff to meet Ku-ring-gai Council water quality requirements. there is no adverse impact on natural recession of floodwaters into the wetlands and other riverine systems as the proposed development is not in any floodway, or flood storage area.</p>	<p>Submissions Report (17/04/26) Appendix H</p>
	<p>6.9 Recreation and public access</p> <p>(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider—</p> <p>(a) the likely impact of the development on recreational land uses in the regulated catchment, and</p> <p>(b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.</p> <p>(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—</p> <p>(a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation,</p>	<p>The proposed development is unlikely to impact on recreational land uses within the regulated catchment. The proposal will not result in any change to public access to and around foreshores, being located on a previously developed site in proximity to Roseville town centre. The proposal will maintain the existing and not impact upon public access to and from natural waterbodies for recreational purposes. The proposal will not impact on the stability or safety of existing points of public access between natural waterbodies and the site.</p>	

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	<p>(b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe,</p> <p>(c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.</p> <p>(3) This section does not apply to development on land in a regulated catchment if the land is in a special area under the <i>Water NSW Act</i></p>		
	<p>6.10 Total Catchment Management In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.</p>	<p>The development is not likely to have an adverse environmental impact of any adjacent or downstream local government areas. It is noted that it is the responsibility of DPHI as the consent authority to determine whether consultation with any adjacent councils is required.</p>	
<p><i>State Environmental Planning Policy (Housing) 2021 (Housing SEPP)</i></p>	<p>Chapter 2 Division 1 Infill Affordable Housing <u>Section 15C</u> The in-fill affordable housing provisions of the Housing SEPP apply to development that includes residential development if – The development is permitted with consent under an EPI. The affordable housing component is at least 10%. The development is carried out in an accessible area.</p>	<p>The proposed use ‘residential flat building’ is permitted with development consent in the R2 Low Density Residential zone under Chapter 5 Section 154 of the Housing SEPP.</p> <p>17% of the total GFA is proposed to be affordable housing.</p> <p>The site is a designated TOD site and therefore meets the ‘accessible area’ requirements of the Housing SEPP.</p>	<p>EIS Section 4 and Appendix D Submissions Report (17/04/26) Appendix D</p>
	<p><u>Section 16 Affordable housing requirements for additional floor space ratio</u></p> <p>The minimum affordable housing component is 10%. 30% additional FSR is permitted for proposals delivering up to 15% affordable housing, based on the maximum permissible FSR for the land, in accordance with Section 16 (1) and (2).</p> <p>In accordance with Section 16 (3), the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</p>	<p>17% of the total GFA proposed is provided as affordable housing. The proposal seeks to utilise the 30% FSR bonus available.</p> <p>As a 30% bonus FSR is permitted under Section 16 (1) and the development comprises residential flat buildings, a 30% height bonus is also applicable to the proposed development.</p>	<p>EIS Section 3.2.3</p>
	<p><u>Non-discretionary development standards</u></p> <p>19(2)(a) Minimum site area of 450m²</p>	<p>The site has an area of approximately 9,370.9sqm.</p>	<p>EIS Appendix G</p>

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	19(2)(b) minimum landscaped area that is the lesser of: 35m ² 30% of the site area	A total landscaped area of 3,222.67m ² is proposed on the site, representing 34% of the site area.	EIS Appendix F Appendix D of the Submissions Report (10/12/25)
	19(2)(c) 15% deep soil zone, with: Minimum dimensions of 3m 65% located at the rear of the site	As stated in clause 19(3), Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies. As such this control is not relevant. Notwithstanding, the proposal provides 30% deep soil, in far exceedance the provision for 15%.	Not applicable
	19(2)(d) living rooms and POS in at least 70% of dwelling receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter.	As stated in clause 19(3), Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies. As such this control is not relevant.	Not applicable
	19(2)(e) car parking for affordable housing dwellings (minimum): 1 bedroom: 0.4 parking spaces 2 bedroom: 0.5 parking spaces 3 bedroom: 1 parking space	The proposed development will provide 32 spaces allocated to affordable housing dwellings, which is compliant with the non-discretionary development standard outlined in Section 19(2)(e).	EIS Section 6.1.4 and Appendix Q Appendix J of the Submissions Report (10/12/25)
	19(2)(f) car parking for non-affordable housing dwellings (minimum): 1 bedroom: 0.5 parking spaces 2 bedroom: 1 parking spaces 3 bedroom: 1.5 parking space	The proposed development provides a total of 267 resident car parking spaces for the build to sell apartments which is a rate that is consistent with the Ku-ring-gai DCP 2024, and exceeds the non-discretionary development standard outlined in Section 19(2)(f).	EIS Section 6.1.4 and Appendix Q Appendix J of the Submissions Report (10/12/25)
	<u>Section 20 Design Requirements</u> Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with the desirable elements of the character of the local area, or for precincts undergoing transition—the desired future character of the precinct.	The proposed development has been designed in response to the desired future character of the local area, particularly in response to its proximity to Roseville train station, and leverages the vision for the area established by the transport oriented development controls. The design of the development incorporates the retention of existing significant trees and extensive landscaping to provide a green outlook to the development which aligns with the green, park-like character of Roseville and the broader Ku-ring-gai LGA.	EIS Section 6.1.1 and Appendix E. Section 4.1 of the Submissions Report (10/12/25) and Appendix C of the Submissions Report (10/12/25)

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		Refer to Section 4.1 of the Submissions Report for a detailed discussion of how the proposed development considers and responds to the desired future character of the area.	
	<p><u>Section 21 Must be used for affordable housing for at least 15 years</u></p> <p>The consent authority is to be satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development, the development will include the affordable housing component specified above, and the affordable housing component will be managed by a registered community housing provider.</p>	The proponent is committed to providing 17% of the total proposed GFA as affordable housing, 15% of which is to be managed by a Community Housing Provider for a period of 15 years, and 2% will be managed in perpetuity.	EIS Appendix V
	<p>Chapter 4 Design of Residential Apartment Development</p> <p>Under Chapter 4 of the Housing SEPP, the consent authority must consider:</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide</p>	<p>A detailed assessment of the proposal against the design principles for residential apartment development and the Apartment Design Guide (ADG) is provided in the accompanying Design Report. The assessment demonstrates that the proposal achieves a high level of compliance with the key numerical requirements of the ADG including:</p> <ul style="list-style-type: none"> • Solar and daylight access. • Natural ventilation. • Apartment size and layout. • Ceiling heights. • Private open space and balconies. • Communal Open Space. • Visual Privacy. • Deep soil area. • Storage. 	Section 4.1 of the Submissions Report and Appendix C of the Submissions Report (10/12/25)
	<p>Schedule 9 Design Principles for Residential Apartment Development</p> <p><u>Section 1 Context and Neighbourhood Character</u></p> <ul style="list-style-type: none"> ▪ Design must respond to natural, built, social, and environmental context. ▪ It should reflect desirable aspects of existing or future character. ▪ Buildings need to enhance local identity and streetscape. 	<p>The amended design:</p> <ul style="list-style-type: none"> ▪ Responds sensitively to Roseville’s natural, built, social and environmental context, while appropriately utilising the planning controls available to the site as a retained TOD location. 	Section 4.1 and Appendix C of the Submissions Report (10/12/25) Submission Report (17/04/2026) and Appendix E

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	<ul style="list-style-type: none"> Context applies in established, changing, and identified growth areas. 	<ul style="list-style-type: none"> The updated building massing improves the relationship with the west–east sloping site, allowing the development to better integrate with the existing terrain and minimise visual bulk. The proposal reflects positive aspects of the surrounding character, including Roseville’s garden suburb identity and the heritage significance of the adjacent Scout Hall, through considered building form, scale and siting. The use of sympathetic materials, including darker brick and sandstone, together with reduced and articulated building massing, contributes to an improved streetscape outcome and reinforces the visual prominence of the adjoining heritage item. Overall, the development is compatible with the objectives of the LMR and TOD planning frameworks and demonstrates consistency with Council’s applicable planning controls. 	
	<p><u>Section 2 Built form and Scale</u></p> <ul style="list-style-type: none"> Good design ensures scale, bulk, and height suit the existing or future character of the street. Built form must be appropriate to site and purpose, considering alignment, type, articulation, and building elements. Built form should define the public domain, enhance streetscapes and views, and provide good internal amenity and outlook. 	<ul style="list-style-type: none"> The scale and bulk of the development have been refined to better respond to both the existing and anticipated future character of the street, contributing to a more appropriate and contextual built form outcome. The podium of Building A has been lowered by one storey to improve its relationship with the adjacent Scout Hall and surrounding residential properties, reducing visual dominance and potential impacts. 	

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		<ul style="list-style-type: none"> ▪ The podium of Building D has also been lowered by one storey to reduce perceived bulk, reinforce a more human-scaled interface, and improve the overall streetscape presentation. ▪ Active street frontages are strengthened through the relocation of the substation to the south-west corner of Building C, along with clearer building entries and improved visual permeability, collectively enhancing engagement with and activation of the public domain. 	
	<p><u>Section 3 Density</u></p> <ul style="list-style-type: none"> ▪ Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. ▪ Density should align with existing or projected population levels. ▪ Appropriate density is supported by infrastructure, public transport, jobs, community facilities, and the environment. 	<ul style="list-style-type: none"> ▪ The proposal delivers a high level of residential amenity while remaining consistent with the objectives and controls of the LMR and TOD planning frameworks. ▪ The proposed gross floor area continues to comply with the applicable planning controls, ensuring an appropriate development intensity for the site. ▪ The site's strategic location in close proximity to Roseville Station supports a higher density outcome that is consistent with transit-oriented development principles and reduced reliance on private vehicles. ▪ The inclusion of an affordable housing component responds to identified social needs while maintaining overall liveability, with the provision of 17% affordable housing retained within the proposal. 	
	<p><u>Section 4 Sustainability</u></p>	<ul style="list-style-type: none"> ▪ The development incorporates passive solar design principles, including operable skylights and 	

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	<ul style="list-style-type: none"> ▪ Good design delivers positive environmental, social, and economic outcomes. ▪ Sustainable design uses natural ventilation, sunlight, and passive thermal strategies to improve amenity and reduce energy use. ▪ It also incorporates recycling, sustainable materials, and deep soil zones to support vegetation and groundwater recharge. 	<p>cross-ventilation, to reduce reliance on mechanical heating and cooling systems.</p> <ul style="list-style-type: none"> ▪ At least 70 per cent of apartments receive a minimum of two hours of direct sunlight on 21 June, supporting good internal amenity and energy efficiency. ▪ Deep soil zones have been increased by 70.3 square metres, equating to 30 per cent of the site area, and are complemented by retained vegetation to support biodiversity, improve microclimate regulation, and enhance landscape outcomes. ▪ The use of sustainable materials and considered construction methods contributes to improved durability, reduced environmental impact, and strong long-term building performance. 	
	<p><u>Section 5 Landscape</u></p>		
	<ul style="list-style-type: none"> ▪ Good design integrates landscape and buildings to provide amenity and a positive contextual fit. ▪ Landscape design enhances environmental performance by retaining natural features, managing water and soil, and supporting solar access, micro-climate, tree canopy, habitat, and green networks. ▪ It optimises usability, privacy, social interaction, equitable access, and respect for neighbours. ▪ Landscape design also ensures practical establishment and long-term management 	<ul style="list-style-type: none"> ▪ The proposal integrates architecture and landscape as a cohesive and sustainable system, including the retention of street tree T20, which strengthens landscape continuity and improves integration with the public realm. ▪ Mature trees are retained wherever possible, including the additional retention of T20, reinforcing neighbourhood character, supporting canopy cover, and contributing to local identity. ▪ Landscaped setbacks soften the built form and create effective green buffers to adjoining streets and properties, with the Lord Street setback notably improved through the relocation of the substation to enable a higher quality landscape outcome. 	

Statutory Reference	Relevant Considerations	Relevance	Reference
		<ul style="list-style-type: none"> Layered planting strategies enhance privacy and amenity for residents, improve usability of outdoor spaces, and encourage passive surveillance and social interaction within the development. 	
	<p><u>Section 6 Amenity</u></p> <ul style="list-style-type: none"> Good design enhances internal and external amenity for residents and neighbours, supporting well-being. Amenity is achieved through appropriate room sizes and layouts, sunlight, ventilation, outlook, privacy, storage, indoor/outdoor space, and accessibility for all users. 	<p>Apartment Amenity</p> <ul style="list-style-type: none"> Apartments feature generous and well-proportioned rooms that maximise comfort, functionality and day-to-day usability for residents. Internal layouts have been designed to optimise solar access, natural ventilation and outlook, with the updated design maintaining a high level of compliance with the Apartment Design Guide. Resident privacy is carefully managed through appropriate building setbacks, strategic landscaping and the use of screening where required. Ground-floor townhouses provide direct street access, while upper-level apartments benefit from well-designed balconies and courtyards that deliver high-quality private open space. Affordable housing dwellings are fully integrated within the development and provide equal access to building amenities, ensuring equitable living conditions for all residents. <p>Communal Amenity</p> <ul style="list-style-type: none"> The development provides a range of shared resident facilities, including a residents' lounge, co-working area, entertainment room, communal kitchen, children's lounge and cinema, supporting 	

Statutory Reference	Relevant Considerations	Relevance	Reference
		<p>social connection, flexible working and everyday living.</p> <ul style="list-style-type: none"> ▪ Health and recreation are promoted through the inclusion of a fitness centre, pool deck and sauna, offering convenient on-site opportunities for active lifestyles. ▪ The retention of mature tree canopies contributes to a calm, retreat-like setting, enhancing visual amenity, comfort and microclimate conditions throughout the site. ▪ A landmark Chinese Elm at the site entrance is retained and framed to form an informal pocket park, strengthening the arrival experience, activating the street edge and contributing positively to the public domain. 	
	<p><u>Section 7 Safety</u></p> <ul style="list-style-type: none"> ▪ Good design enhances safety and security for residents and the public. ▪ Public and private spaces are clearly defined and suitable for their purpose. ▪ Passive surveillance of communal areas is maximised to improve safety. ▪ Secure access, well lit, visible, and easily maintained areas create a positive relationship between public and private spaces. 	<ul style="list-style-type: none"> ▪ Designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles (see EIS Section 1.1.5 and Appendix II). 	

Statutory Reference	Relevant Considerations	Relevance	Reference
	<p><u>Section 8 Housing Diversity and Social Interactions</u></p> <ul style="list-style-type: none"> ▪ Good design provides a mix of apartment sizes to meet diverse needs and budgets. ▪ Housing and facilities respond to the existing and future social context. ▪ Practical and flexible design includes varied communal spaces and encourages social interaction among residents. 	<ul style="list-style-type: none"> ▪ The revised proposal maintains a diverse mix of apartment sizes and layouts to respond to a range of household types and living needs. ▪ Family-friendly three-bedroom and four-plus-bedroom dwellings are designed in accordance with the Healthy Higher Density Living guidelines, supporting long-term family occupancy. ▪ Well-designed communal spaces are provided throughout the development to encourage resident interaction, social connection and a sense of community. ▪ Affordable rental housing is fully integrated within the development, supporting social inclusion and housing diversity while providing equitable access to shared amenities. 	
	<p><u>Section 9 Aesthetics</u></p> <ul style="list-style-type: none"> ▪ Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. ▪ Good design uses a variety of materials, colours and textures. ▪ The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape. 	<ul style="list-style-type: none"> ▪ The building presents a balanced composition of architectural elements that reflects the internal layout and structural logic, resulting in a coherent and legible form. ▪ An updated materials palette has been adopted to strengthen the building's relationship with the surrounding Federation-era character and the established streetscape context. ▪ The use of darker brick at the podium level visually grounds the building, while lighter tones above help reduce perceived bulk and soften the overall massing. 	

Statutory Reference	Relevant Considerations	Relevance	Reference
		<ul style="list-style-type: none"> ▪ Façade articulation, including planter boxes, vertical breaks and variations in materials, adds depth and rhythm to the elevations and delivers a design outcome that is responsive to its context. 	
	<p>Chapter 5 Transport Oriented Development</p> <p><u>Section 154 Development permitted with development consent in Transport Oriented Development Areas</u></p> <p>Development for the purposes of residential flat buildings is permitted with development consent on land in a relevant residential zone in a Transport Oriented Development Area.</p>	<p>The subject site is located in the R2 Low Density zone within the Roseville Transport Oriented Development Area. The R2 zone is identified as a relevant residential zone in Chapter 5 Section 151 of the Housing SEPP. As such, the proposed residential flat building is permitted with consent on the site.</p>	EIS Section 4
	<p><u>Section 155 Maximum building height and maximum floor space ratio</u></p> <p>The maximum building height for a residential flat building in a Transport Oriented Development Area is 22m.</p> <p>The maximum floor space ratio for a residential flat building in a Transport Oriented Development Area is 2.5:1.</p>	<p>In addition to the development standards outlined in Chapter 5 of the Housing SEPP for residential flat buildings in transport oriented development areas, the proposed development seeks to utilise the 30% bonus to the maximum height and FSR controls under the provisions of Chapter 2 Section 16 of the Housing SEPP as it will deliver 15% affordable housing. As such, the maximum building height control is 28.6m and the maximum FSR control is 3.25:1.</p> <p>Further discussion of compliance with the maximum building height and FSR controls is included in this table within the discussion of the Ku-ring-gai LEP controls.</p>	EIS Section 3.2.3
	<p><u>Section 156 Affordable housing</u></p> <p>Development consent must not be granted under this chapter on for development with a GFA of over 2000m² unless the consent authority is satisfied that:</p> <p>(a) at least 2% of the gross floor area of the building will be used for affordable housing, and</p> <p>(b) the affordable housing will be managed by a registered community housing provider in perpetuity.</p>	<p>The proposed development will provide affordable housing equivalent to 17% of the total GFA of the building, 2% of which will be provided in perpetuity to meet the requirements of Section 156 of the Housing SEPP. The community housing provider for the development is Link Wentworth.</p>	EIS Appendix I Appendix V of the Submissions Report (10/12/25)

Statutory Reference	Relevant Considerations	Relevance	Reference
	Affordable housing provided as part of the development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing required under this section.		
	<p><u>Section 157 Affordable housing parking spaces</u></p> <p>Development to which Section 156 applies is subject to the following non-discretionary standard for parking rates for affordable dwellings:</p> <p>for each dwelling containing 1 bedroom—0.4 parking space, for each dwelling containing 2 bedrooms—0.5 parking space, for each dwelling containing 3 or more bedrooms—1 parking space.</p>	The proposed development provides a total of 32 affordable housing car parking spaces which is compliant with the non-discretionary development standard outlined in Section 157.	<p>EIS Appendix Q</p> <p>Appendix J of the Submissions Report (10/12/25)</p>
	<p><u>Section 158 Exception to minimum lot size</u></p> <p>(1) This section applies if another environmental planning instrument applying to the land specifies a minimum lot size for development for the purposes of residential flat buildings or shop top housing (a minimum lot size restriction).</p> <p>(2) Development consent may be granted to development for the purposes of residential flat buildings or shop top housing on land in a Transport Oriented Development Area, despite a minimum lot size restriction.</p>	Clause 6.6 of the KLEP 'Requirements for multi dwelling housing and residential flat buildings' would have no effect (for development under Chapter 5 of the Housing SEPP) as a result of section 158 of the Housing SEPP. The Housing SEPP does not impose a minimum lot size for a residential flat building, however section 159 provides for a minimum lot width (refer below). This provision overrides the lot width standard imposed under clause 6.6(2) of the KLEP.	<p>Submission Report (17/04/2026)</p>
	<p><u>Section 159 Minimum lot width</u></p> <p>Development consent must not be granted to development under this chapter unless the lot is at least 21m wide at the front building line.</p>	The proposed development is to be delivered on a consolidated site, with a minimum frontage of approximately 90 metres at the front building line.	<p>EIS Appendix G</p>
	<p><u>Section 161 Consideration of Apartment Design Guide</u></p> <p>Development consent must not be granted for development for the purposes of residential flat buildings, independent living units or shop top housing on land in a Transport Oriented Development Area unless the consent authority has considered the Apartment Design Guide.</p>	<p>A detailed assessment of the proposal against the design principles for residential apartment development and the Apartment Design Guide (ADG) is provided in the accompanying Design Report. The assessment demonstrates that the proposal achieves a high level of compliance with the key numerical requirements of the ADG including:</p> <ul style="list-style-type: none"> ▪ Solar and daylight access. ▪ Natural ventilation. ▪ Apartment size and layout. ▪ Ceiling heights. ▪ Private open space and balconies. ▪ Communal Open Space. 	<p>EIS Appendix E</p> <p>Section 4.1 & Appendix C of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
<p><i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> (Sustainable Buildings SEPP)</p>	<p>Chapter 2 of the Sustainable Buildings SEPP requires BASIX development to comply with the standards set out in Schedule 1. The standards relate to energy and water use and thermal performance.</p>	<ul style="list-style-type: none"> ▪ Visual Privacy. ▪ Deep soil area. ▪ Storage. 	<p>EIS Appendix AA and Appendix BB</p> <p>Appendix Q of the Submissions Report (10/12/25)</p> <p>Appendix K of the Submissions Report (17/04/26)</p>
<p>Ku-ring-gai Local Environmental Plan 2015</p>			
<p>Zoning and Land Use</p>	<p>The site is zoned R2 Low Density Residential under the Ku-ring-gai Local Environmental Plan.</p> <p>The R2 zone has the following objectives: To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To provide for housing that is compatible with the existing environmental and built character of Ku-ring-gai.</p>	<p>Whilst residential flat buildings are not permitted in the R2 zone under the Ku-ring-gai LEP, Chapter 5 of the Housing SEPP identifies that residential flat buildings are permitted in 'relevant residential zones' within a Transport Oriented Development area. The R2 zone is identified as a 'relevant residential zone' and the subject site is mapped as being a Transport Oriented Development site surrounding Roseville train station.</p> <p>Accordingly, by way of Chapter 5 of the Housing SEPP, the proposed development is permitted as 'development with consent' on the site. Additionally, the proposed development is consistent with the aims of Chapter 5 as it will serve to increase housing density and affordable housing within a walkable distance of Roseville train station. The development will deliver a mid-rise residential flat building of an appropriate bulk and scale for the future character of Roseville which will provide a high level of amenity and liveability for future residents and complements the heritage character of the local area.</p>	<p>EIS Section 4</p>
<p>4.3 Height of Buildings</p>	<p>The site has a maximum building height control of 9.5m under the Ku-ring-gai LEP.</p>	<p>The subject site is mapped as a Transport Oriented Development site surrounding Roseville train station. As such, it benefits from the maximum building height control</p>	<p>EIS Section 3.2.3, Appendix D and Appendix H</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
4.4 Floor Space Ratio	The site has a maximum floor space ratio control of 0.3:1 under the Ku-ring-gai LEP.	<p>of 22m for residential flat buildings outlined in Chapter 5 Section 155 of the Housing SEPP.</p> <p>Additionally, the proposed development seeks a 30% bonus to the maximum height control under the provisions of Chapter 2 Section 16 of the Housing SEPP as it will deliver 15% infill affordable housing.</p> <p>As such, the maximum building height control is 28.6m.</p> <p>The highest point of the development is the top of Building C with a maximum building height of 29.67m. This results in a minor 3.7% (1.07m) non-compliance with the Housing SEPP height control, once the 30% bonus is included.</p> <p>The minor height non-compliance is comprehensively justified in the updated Clause 4.6 Variation Request. Importantly, the non-compliant height is not responsible for any additional adverse impacts beyond a compliant built form + 30% height plane, including overshadowing or privacy.</p>	<p>Appendix B and Appendix E of the Submissions Report (10/12/25)</p>
4.4 Floor Space Ratio	The site has a maximum floor space ratio control of 0.3:1 under the Ku-ring-gai LEP.	<p>The subject site is mapped within the Transport Oriented Development area surrounding Roseville train station. As such, it benefits from the maximum FSR control of 2.5:1 outlined in Chapter 5 Section 155 of the Housing SEPP.</p> <p>Additionally, the proposed development seeks a 30% bonus to the maximum FSR control under the provisions of Chapter 2 Section 16 of the Housing SEPP as it will deliver 15% infill affordable housing.</p> <p>As such, the maximum FSR control is 3.25:1.</p> <p>The proposed development has a maximum FSR of 3.23:1 and therefore complies with the FSR control.</p>	<p>EIS Section 3.2.3 and Appendix D</p> <p>Appendix B of the Submissions Report (10/12/25)</p>
5.10 Heritage Conservation	Development consent is required to <i>(a) demolish or move any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)</i>	The site is located within the Clanville Heritage Conservation Area. None of the properties within the site listed as individual heritage items. A locally listed heritage	<p>EIS Section 6.1.10 and Appendix GG</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	<p>(i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area,</p>	<p>item is located adjacent to the site at 29 Roseville Avenue, being Roseville Scout Group Hall (item I115).</p> <p>An updated Heritage Impact Statement has been prepared to support the proposed development which concludes that the proposal will have an acceptable impact on the heritage significance of the heritage conservation area and the heritage items in the vicinity of the site.</p>	<p>Appendix T of the Submissions Report (10/12/25)</p>
5.21 Flood Planning	<p>Development on land the consent authority considers to be within the flood planning area is required to be:</p> <p>(a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses</p>	<p>The site is located within a 'flood planning area'. An updated Flood Impact Risk Assessment has been prepared by PTC in support of the development. The FIRA concludes that the proposed development has been designed to provide flood immunity up to and including the 1% AEP storm event, with a minimum 500mm freeboard to habitable floor levels. The northern and eastern portions of the site will be flood affected during the PMF event, however the FIRA determines that this flood risk is acceptable and that safe evacuation will be possible. The flood depths and hazard category are considered suitable for traffic in the event of an evacuation during a PMF event.</p> <p>The proposed development is on land that is in an overland flood planning area. The development does satisfy the flood function and behaviour of land. The development is not located in a floodway (as demonstrated at Section 3.2 of HYCP-BON-REP-CIV-ALL-00002[9]) and the proposed building development has minimal impact on the flow of flood water and does not encroach into any flood storage (ref: ref: HYCP-BON-REP-CIV-ALL-00002[9], Section 6).</p> <p>The proposed development will not adversely affect the flood behaviour of other developments as there is no increase in afflux greater than 50mm on adjoining properties or downstream of the site (ref: HYCP-BON-REP-CIV-ALL-00002[9], Section 7).</p> <p>Appropriate measures have been accommodated for in the FIRA report within the flood emergency management plan and incorporating signage and flood warning systems to manage risk of life (ref: HYCP-BON-REP-CIV-ALL-00002[9], Section 8).</p>	<p>EIS Section 6.1.9 and Appendix T</p> <p>Appendix M of the Submissions Report (10/12/25)</p> <p>Appendix H of the Submissions Report (17/04/26)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
6.1 Acid Sulfate Soils	<p>The site has Class 5 Acid Sulfate Soils. Development consent is required for the carrying out of works described below:</p> <p>Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p>	<p>The proposed development does not involve works within 500 metres of adjacent acid sulfate soils or will likely result in the lowering of the watertable.</p>	EIS Section 6.1.7
6.2 Earthworks	<p><i>(2) Development consent is required for earthworks unless—</i></p> <p><i>(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or</i></p> <p><i>(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.</i></p> <hr/> <p><i>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</i></p> <p><i>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</i></p> <p><i>(b) the effect of the development on the likely future use or redevelopment of the land,</i></p> <p><i>(c) the quality of the fill or the soil to be excavated, or both,</i></p> <p><i>(d) the effect of the development on the existing and likely amenity of adjoining properties,</i></p> <p><i>(e) the source of any fill material and the destination of any excavated material,</i></p> <p><i>(f) the likelihood of disturbing relics,</i></p> <p><i>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</i></p>	<p>Consent is sought for earthworks to accommodate a 3-storey basement parking area. A Geotechnical Report and Hydrogeological Management Plan have been prepared by Douglas Partners in support of the proposed development. These reports provide recommendations on excavation, shoring, foundations, groundwater and other geotechnical issues relevant to the proposed development.</p> <hr/> <p>All works are proposed to occur within the site with no earthworks occurring outside of the boundary. There is no proximity to impacting waterways, drinking water catchments or environmentally sensitive area.</p> <p>It is expected that the risk to drainage and soil stability is low and can be readily managed with well-designed shoring and drainage systems. The site is underlain by relatively straight forward geology comprising residual clay underlain by bedrock. Basements in similar geology are regularly constructed in Sydney without impact. To manage drainage patterns during construction, a Sediment and Erosion Control Plan should be implemented.</p> <p>The proposed basement should not affect future reuse of the land from a geotechnical point of view.</p> <p>A well-designed and constructed shoring system for the proposed basement excavation will reduce the risk of impacts on adjacent properties from a geotechnical point of view. The risk of impacts on adjoining properties is further reduced where the basement is set back from site</p>	<p>EIS Section 6.1.7, Appendix U and Appendix V</p> <hr/> <p>Submissions Report (17/04/26) Appendix J</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	<i>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.</i>	boundaries as is proposed for this site. A Geotechnical Monitoring Plan should be developed to monitor the performance of the shoring wall during construction.	
6.5 Stormwater and water sensitive urban design	<i>(1) The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on the land on which development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems.</i>	There is no adverse impact on urban stormwater on the land on which development is carried out and any adjoining native bushlands, waterways and groundwater systems. Refer to Report HYCP-BON-REPCIV- ALL-0000[6] Section 4.2.4	EIS Appendix S Appendix L of the Submissions Report (10/12/25)
	<i>(2) Before granting development consent to development on any land to which this Plan applies, the consent authority must be satisfied that— (a) water sensitive urban design principles are incorporated into the design of the development, and (b) riparian, stormwater and flooding measures are integrated, and (c) the stormwater management system includes all reasonable management actions to avoid any adverse impacts on the land to which the development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems, and (d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, native bushland, waterways and groundwater systems.</i>	An Integrated Water Management Plan has been prepared by PTC in support of the proposed development which outlines the stormwater management system proposed for the development, as well as how water sensitive urban design principles have been incorporated into the development, such as by minimising impervious areas and providing infiltration opportunity for runoff from impervious areas.	Submissions Report (17/04/26) and Appendix H.
	<i>(3) For the purposes of subclause (2)(a), the water sensitive urban design principles are— (a) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments, (b) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes, (c) integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space, and recreational and visual amenity, (d) retention, where practical, of on-site stormwater for use as an alternative supply to mains water, groundwater or river water.</i>	There is no adverse impact on urban stormwater on the land on which development is carried out and any adjoining native bushlands, waterways and groundwater systems. Refer to Report HYCP-BON-REPCIV- ALL-0000[6] Section 4.2.4. Within this section, there is reference to the water quality system that has been incorporated which includes a 20kL rainwater tank, Ocean Protect's Ocean Guards at every grated inlet pit, a vegetated swale and 16x690mm storm filter cartridges (PSORBS) to treat stormwater runoff to meet Ku-ring-gai water quality requirements.	
		There is improvement in the water quality of the stormwater runoff from the proposed site area. Refer to report HYCP-BON-REP-CIV-ALL-0000[6] Section 4.2.4 and 4.2.5. The water quality system that has been incorporated in the proposed development include a 20kL rainwater tank, OceanProtect's Ocean Guards at every grated inlet pit, a vegetated swale and 16x690mm stormfilter cartridges (PSORBS) to treat stormwater runoff to meet Kur-ring-gai water quality requirements. There is an 11 percent increase in nil flow	

Statutory Reference	Relevant Considerations	Relevance	Reference
		<p>days of stormwater runoff from the site which will reduce potential harmful impacts of the urban development area and on the surface groundwater regimes. Water management such as water quality treatment trains and stormwater detention is integrated appropriately within the landscape, and urban environment within the proposed site area. Appropriate measures have been taken to retain on-site stormwater where practical. Refer to report HYCP-BON-REP-CIV-ALL-0000[6] Section 2 to 4.</p>	
<p>6.6 Requirements for multi dwelling housing and residential flat buildings</p>	<p>Development consent must not be granted for the erection of a residential flat building unless the lot has an area of at least 1,200 square metres and minimum dimensions (width and depth) of at least 30m.</p>	<p>The subject site has an area of 9,370.9sqm and has a minimum width and depth exceeding 30m.</p>	<p>EIS Appendix G</p>
<p>Ku-ring-gai Development Control Plan 2024</p>			
<p>Part 7 – Residential Flat Buildings</p>			
<p>7A.1 Local Character and Streetscape</p>	<p>2 All residential flat buildings are to demonstrate how they provide a garden setting with buildings surrounded by landscaped gardens, including tall trees, on all sides.</p> <p>3 Design components of new development are to be based on the existing predominant and high-quality characteristics of the local neighbourhood.</p> <p>4 The appearance of the development is to maintain the local visual character by considering the following elements: i) visibility of on-site development when viewed from the street, public reserves and adjacent properties; and ii) relationship to the scale, layout and character of the tree dominated streetscape of Ku-ring-gai.</p> <p>6 Development is to integrate with surrounding sites by:</p>	<p>2 The proposal will retain several significant trees within the site, with the design of the development centred around and responding to these trees. Additionally, the proposal includes extensive landscaping and planting of 97 new trees throughout the site, including on all boundaries, to reinforce the development's place within the garden setting of the surrounding area.</p> <p>3 The proposed development incorporates the high-quality characteristics of the local neighbourhood by utilising a material palette that is complementary to the heritage conservation area, and through the retention of several significant trees on the site to integrate the development into the garden setting of Roseville.</p> <p>4 The proposal is accompanied by an updated Visual Impact Assessment which concludes that, when all relevant matters are considered, the visual effects and view impacts</p>	<p>EIS Section 6.1.1, EIS Section 6.1.3, EIS Appendix D, EIS Appendix E, EIS Appendix F and Appendix P</p> <p>EIS Appendix B, EIS Appendix C, EIS Appendix D and Appendix I of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	<ul style="list-style-type: none"> i. being of an appropriate scale retaining consistency with the surrounds when viewed from the street, public domain or adjoining development; ii. minimising overshadowing; and iii. integrating built form and soft landscaping (gardens and trees) within the tree canopy that links the public and private domain throughout Ku-ring-gai. <p>8 Colours of materials used in sites adjoining or in close proximity to bushland areas and Heritage Conservation Areas are to be in harmony with the built and natural landscape elements of the area.</p>	<p>caused by the proposed development are considered to be reasonable and acceptable. Refer to Appendix P and Appendix I of the Submissions Report for further detail and assessment. Additionally, by splitting the building envelope into four blocks, reducing the building height and including landscaping and green edge conditions around the site, the design has incorporated placemaking elements to help soften the scale of the development and transition the streetscape into a TOD built form. As the first higher-density development within the streetscape, these elements will assist in reducing the presence of the development amongst the adjoining single dwelling houses and assist in providing relief from the street.</p> <p>6 The proposed development is one of the first in the Roseville area to make use of the built form controls enabled by the TOD program and infill affordable housing controls. As such, the development is of a notably higher scale when compared to the existing character of the area, despite being consistent with the future character envisaged for the area by DPHI. In order to better integrate with its surroundings, the development has been designed to split the building envelope into four blocks, incorporate extensive landscaping and retain several significant trees on the site which will assist in reducing the perceived bulk and scale of the development from the street and surrounding dwellings. The development also seeks to minimise overshadowing to surrounding sites and is compliant with minimum solar access requirements.</p> <p>8 The proposed development incorporates an updated material palette that draws from the heritage character of Roseville and the Clanville HCA, particularly through the use of darker brickwork which provides a connection to the traditional Federation and Interwar housing styles in the surrounding area. Additionally, the proposed development will retain several significant trees within the site and include extensive landscaping throughout to reinforce the garden-suburb character of the surrounding area.</p>	

Statutory Reference	Relevant Considerations	Relevance	Reference
7A.2 Site Layout	<p>1 The site layout is to demonstrate a clear and appropriate design strategy and arrangement of building mass in response to the Site Analysis in Part 2 Site Analysis of this DCP. Demonstration of design strategies to address opportunities and constraints based on Site Analysis are to include:</p> <ul style="list-style-type: none"> i) building location and orientation on the site optimising northern aspect; relationship with neighbouring developments; building setbacks; geographical aspect; views; access etc; ii) response of building development in maintaining site characteristics within the subject site, such as topography, vegetation, significant trees, any special features, etc. iii) building separation and internal layouts of buildings that respond to (i) above and be consistent with the requirements of the DCP. iv) limited apartments with no direct sunlight. <p>5 Where a site has two or more frontages, the buildings are to address and provide building entry points from all street frontages.</p> <p>10 Three hours of direct sunlight between 9am and 3pm on 21st June is to be maintained to the living rooms, primary private open spaces and any communal open spaces within: i) existing residential flat buildings and multi-dwelling housing on adjoining lots; ii) residential development in adjoining lower density zones.</p> <p><i>Note: Where an adjoining property does not currently receive the required hours of solar access, the proposed building is to ensure that solar access to neighbours is not reduced by more than 20%.</i></p>	<p>1 The Architectural Design Report prepared by FKA contains a detailed site and context analysis which has informed the design of the proposed development. Key considerations arising from the site analysis include the retention of significant trees on site, the orientation of the development to allow for convenient access to Roseville Station, maximising solar access, and incorporating a building setback consistent with the prevailing setback surrounding the site.</p> <p>5 Entrances to the buildings are provided from Roseville Avenue, Lord Street and Martin Lane.</p> <p>10 The proposed development complies with the minimum solar access requirements as demonstrated in the updated shadow diagrams prepared by FKA in Appendix B and Appendix C of the Submissions Report.</p>	<p>EIS Appendix D and Appendix E</p> <p>Appendix B and Appendix C of the Submissions Report (10/12/25)</p>
7A.3 Building Setbacks	<p>1 Street frontage setback: 10m</p> <p>3 Residential flat buildings are to provide a 2.0m articulation zone behind the street setback, and no more than 40% of this zone (in plan) is to be occupied by the building.</p> <p>5 Residential flat buildings are to meet the following side and rear setback requirements to ensure deep soil, landscaping and tall trees are accommodated to all sides of the building:</p> <ul style="list-style-type: none"> i) a minimum of 6m from the side boundary for all levels up to the fourth storey (see Figure 7A.3-3); ii) a minimum of 9m to the fifth storey and above (see Figure 7A.3-3). 	<p>The proposed development includes a consistent setback of 6m on all sides from the ground level to Level 03, as well as the basement, which is consistent with the prevailing street setback. This setback increases to 9m between Level 04 and Level 07, and further increases to 12m for Level 08. As such, the proposal is compliant with the side and rear setback controls.</p> <p>Whilst the proposal is non-compliant with the 10m street setback outlined in the DCP, an appropriate setback has been provided to ensure building separation requirements can be achieved. As per the Apartment Design Guide and Section 7A.4 of the Ku-ring-gai DCP, the minimum separation distance between habitable rooms of residential buildings up to the 4th storey is 12m. The proposed setback</p>	<p>EIS Appendix D and Appendix E</p> <p>Appendix B and Appendix C of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	<p>7 Side setback areas behind the building line are not to be used for driveways or for vehicular access into the building (see Figure 7A.3- 1).</p> <p>8 Driveways are to be set back a minimum of 6m from the side boundary within the street setback to allow for deep soil planting (see Figure 7A.3-1).</p> <p>11 Basements are not to encroach into the street, side and rear setbacks.</p>	<p>of 6m is capable of achieving this building separation requirement, assuming any future development on adjoining lots also incorporates a 6m setback. As such, the proposed setback will not result in any adverse amenity impacts on future development. Additionally, the proposed setbacks on all sides of the development site are heavily landscaped and incorporate extensive tree planting in order to create a green, welcoming environment and assist in screening the development for neighbouring properties. The front setback includes an entrance courtyard area which contributes to articulation of the façade and breaks up the built form of the proposed development. The design has been amended to ensure that balconies on the western façade do not encroach into the 6m site setback.</p> <p>The basement of the proposed development does not encroach into the 6m setback area.</p>	
7A.4 Building Separation	<p>1 Residential buildings on the same development site are to include areas of deep soil in between the buildings that are capable of housing substantial vegetation and tall trees.</p> <p>2 The minimum separation between residential buildings on the development site is to comply with the following controls: Up to 4th Storey</p> <ul style="list-style-type: none"> i) 12.0m between habitable rooms/balconies; ii) 9.0m between habitable rooms/balconies and non-habitable rooms; iii) 6.0m between non-habitable rooms. <p>5th Storey and above</p> <ul style="list-style-type: none"> iv) 18.0m between habitable rooms/balconies; v) 13.5m between habitable rooms/balconies and non-habitable rooms; vi) 9.0m between non-habitable rooms <p>3 Buildings are to be located so that apartments benefit from views into and through onsite landscaped gardens.</p>	<p>1 Deep soil zones are provided at ground-level throughout the majority of the development, including on the north, east and west setbacks and within the central courtyard between the buildings.</p> <p>2 The proposed development is designed as a series of four interconnected buildings in a U-shape. Where these buildings face each other, such as Building A and Building D, a building separation exceeding 18m, which is the maximum requirement, is provided across all storeys of the development. In the few areas where the building separation is below 6m, the building has been designed to prevent overlooking by ensuring there are no windows between apartments facing each other.</p> <p>3 The proposed development is designed in a U-shape which allows the majority of apartments to benefit from views into the central courtyard area. Other apartments look onto the landscaped setback areas, including the entrance courtyard.</p>	<p>EIS Appendix D, Appendix E and Appendix F</p> <p>EIS Appendix B and Appendix C of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
7A.5 Site Coverage	<p>1 The site coverage may be up to a maximum of 30% of the site area, provided that the deep soil landscaping requirements in Section A Part 7A.6 Deep Soil Landscaping can be met.</p>	<p>The proposed development has a site coverage exceeding 30%. However, extensive landscaping has been provided throughout the development in order to soften the appearance of the development and create a green outlook which integrates with the surrounding local character.</p>	<p>EIS Appendix D Appendix B and Appendix C of the Submissions Report (10/12/25)</p>
7A.6 Deep Soil Landscaping	<p>1 Minimum deep soil landscaping: 50% of the site</p> <p>3 Deep soil zones are to be configured to allow for required tree planting including tall tree planting and garden and screen planting at front, side and rear boundaries.</p> <p>4 Deep soil landscaping is to be provided in the common areas as a buffer between buildings that softens the bulk and scale of the buildings.</p> <p>7 Lots of greater than 1801sqm + are to support a minimum 1 tall tree per 300sqm of site area. Trees must be capable of attaining a mature height of at least 18m on shale, transitional soils and 15m on sandstone derived soils.</p> <p>8 In addition to the tall trees, a range of medium trees, small trees and shrubs are to be selected to ensure that vegetation softens the building form and creates a garden setting. At least 50% of all tree plantings are to be locally occurring trees and spread around the site.</p> <p>9 Trees are to be planted within all setback areas. At least 30% of the required number of tall trees are to be planted within the front setback.</p>	<p>1 The proposed development provides a deep soil area equivalent to 30% of the site area. Whilst non-compliant with the Ku-ring-gai DCP, this exceeds the minimum deep soil requirement of 15% of site area outlined in the Apartment Design Guide and as such is an acceptable outcome for the site.</p> <p>3 Large trees are proposed to be planted throughout the site, including on all boundaries and within the central courtyard.</p> <p>4 Deep soil zones are provided at ground-level throughout the majority of the development, including on the north, east and west setbacks and within the communal open space in the central courtyard between the buildings.</p> <p>7 The development is required to provide 31 tall trees based on its site area. The proposal includes the planting of 33 new tall trees on the site, and the retention of six significant trees within the site boundary.</p> <p>8 The landscape plans prepared by Land+Form demonstrate that a variety of planting is proposed on the site, including medium trees, small trees and shrubs. This landscaping is spread throughout the development, including in the entrance and central courtyards and the landscaped setbacks.</p> <p>9 Trees are proposed to be planted in all setback areas. Approximately 50% of the required trees are planted within the two primary street frontage setbacks to Roseville Avenue and Lord Street.</p>	<p>EIS Appendix D, Appendix E and Appendix F Appendix D of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations			Relevance	Reference
7B.1 Car Parking provision	Apartment size	Minimum number of parking spaces per dwelling	Maximum number of parking spaces per dwelling	The minimum resident car parking rate for the development as outlined by the Ku-ring-gai DCP is 284 spaces. The maximum car parking rate is 391 spaces.	EIS Appendix Q Appendix J of the Submissions Report (10/12/25)
	Studio	0 spaces	0.5 spaces	The proposed development will provide 299 residential car parking spaces, which is above the minimum and below the maximum required.	
	One bedroom	0.6 spaces	1 space		
	Two bedrooms	1 space	1.25 spaces		
	Three or more bedrooms	1.4 spaces	2 spaces		
11 At least one visitor car space is to be accessible and be provided within the site for every 6 apartments or part thereof, and is to comply with the dimensional and locational requirements of AS2890.6.				The proposed development will provide 42 visitor car parking spots, which is consistent with the DCP requirement of 42 spaces. 3 car share spaces will be provided which is consistent with the DCP requirement of 1 car share space per 90 dwellings.	
14 At least one car share space is to be provided in the basement per 90 dwellings, or part thereof. Note: any proposed reduction in car parking on the basis of providing car share space/s is to be justified by the proponent through supporting studies.				All parking spaces will be EV ready.	
15 All parking bays are to be EV ready with design and construction (provision for conduits, switchboards, electrical capacity etc) to enable installation of electric vehicle charging points that are linked to each individual dwelling electricity meter.					
7B.2 Bicycle Parking Provision	Residents 1 bicycle parking space per dwelling within the residential car park area - in the form of an individual locker or secure room as per AS2890.3.	Visitors 1 bicycle parking space per 10 units or part thereof within the visitor car park area - in the form of a bicycle parking device or rack as per AS2890.3.		As per the requirements of the Ku-ring-gai DCP, 252 resident bicycle parking spaces and 25 visitor bicycle parking spaces are required. The proposed development will provide minimum 252 resident bicycle parking spaces and 30 visitor bicycle parking spaces, which is compliant with the requirements.	EIS Appendix Q Appendix B and Appendix J of the Submissions Report (10/12/25)
7C.1 Apartment Design Guide	1 All residential flat buildings are to comply with the objectives, Design Criteria and Design Guidance of the following Apartment Design Guide sections: - 3F Visual Privacy - 4A Solar and Daylight Access - 4B Natural Ventilation - 4C Ceiling Heights			A detailed assessment of the proposal against the design principles for residential apartment development and the Apartment Design Guide (ADG) is provided in the accompanying Design Report. The assessment demonstrates that the proposal achieves full compliance with the key numerical requirements of the ADG including:	EIS Appendix E Appendix C of the Submissions Report (10/12/25)

Statutory Reference	Relevant Considerations	Relevance	Reference
	<ul style="list-style-type: none"> - 4D Apartment Size and Layout - 4E Private Open Space and Balconies - 4F Common Circulation and Spaces - 4G Storage 	<p>Solar and daylight access. Natural ventilation. Apartment size and layout. Ceiling heights. Private open space and balconies. Communal Open Space. Visual Privacy. Deep soil area. Storage.</p>	
7C.2 Communal Open Space	<p>1 At least 10% of the site area is to be provided as communal open space. Each parcel of communal open space is to have a minimum dimension of 5m.</p> <p>2 At least one single parcel of Primary communal open space is to be provided with the following requirements:</p> <ul style="list-style-type: none"> i) a minimum area of 80m²; and ii) a minimum dimension of 8m. <p>5 Secondary communal open spaces are to have a minimum dimension of 5.0m and may be provided on roof tops.</p> <p>8 At least 50% of the area of the Primary communal open space and any Secondary communal open space are to receive direct sunlight for at least two hours between 9am and 3pm on 21st June.</p>	<p>The proposed development provides communal open spaces at the ground floor level and roof top level, resulting a total communal open space provision of 25% of site area. Both communal open spaces have a minimum area greater than 80m² and a minimum dimension greater than 8m.</p> <p>The primary communal open space at ground level faces the north-east and as such receives good solar access throughout the year, including through the morning and midday during mid-winter.</p>	<p>EIS Appendix E Appendix B of the Submissions Report (10/12/25)</p>
7C.3 Ground Floor Apartments	<p>1 Ground floor apartments are to be separated from noise sources such as common areas, communal open space and the public domain.</p> <p>2 Ground and podium level apartments are to have private outdoor areas differentiated from communal areas.</p>	<p>1 Ground floor apartments are generally separated from potential noise sources by a landscaped buffer, including the landscaped setbacks on all sides of the development.</p> <p>2 Each apartment within the development has access to a private outdoor area consisting of a balcony or, for ground level apartments, a private courtyard.</p>	<p>EIS Appendix D</p>
7C.4 Apartment Mix and Accessibility	<p>1 A range of apartment sizes (one, two, three bedroom) and a mix of types are to be included within the development.</p> <p>2 A mix of one, two and three-bedroom apartments are to be located on the ground level.</p>	<p>The proposed development provides a range of apartment sizes and types, including 12% one-bedroom apartments, 43% 2 bedroom, 41% 3 bedroom and 4% 4 bedroom. A mix of 1-, 2- and 3-bedroom apartments are provided at the ground floor.</p> <p>An updated Access Report has been prepared to accompany this application which confirms that the</p>	<p>EIS Appendix D and Appendix N Appendix B and Appendix H of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	<p>3 All units in the residential flat building development are to be of Silver Level, and 15% of those are to be of Platinum Level as indicated in the Liveable Housing Design Guideline.</p> <p>4 All developments are required to meet the KDCP Liveable Housing Design Guideline provisions and National Construction Code accessibility requirements regardless of steepness of site.</p>	development complies or is capable of complying with the Liveable Housing Design Guideline and relevant BCA and NCC provisions. 15% of the units will be platinum level and an additional 40% are capable of achieving silver level.	
7C.6 Building Form and Facades	<p>15 The continuous length of a single building on any elevation is not to exceed 36m.</p> <p>16 The length of a single building elevation facing the side or rear boundary may exceed 36m provided that:</p> <p>i) the façade is recessed in depth and width to appear as distinctive and separate building bays or wings; and</p> <p>ii) the recess is retained as common area with landscaping which includes at least one medium tree (at least 8m canopy diameter at maturity).</p>	The proposed development includes a recessed entrance courtyard on the primary frontage to Roseville Avenue in order to break up the built form and provide additional communal open space. Whilst the southern and western facades of the development exceed the maximum façade length control, the built form of the development has been articulated to create the appearance of multiple distinct buildings, and as such is consistent with the intention of the DCP control.	EIS Appendix D
7C.8 Top Storey Design and Roof Forms	<p>1 The top storey of a building is to be designed so that:</p> <p>i) the GFA of the top storey of a residential flat building does not exceed 60% of the GFA of the storey immediately below it.</p> <p>ii) for the purposes of this section, the top storey applies to the building as a whole and does not apply to the top level of each part of a stepped building.</p> <p>2 The top storey of a building is to be set back a minimum of 2.4m from the outer face of the floors below on all sides (roof projection is allowed beyond the outer face of the top storey).</p>	The top storey of the proposed development (Level 08) is setback an additional 3m from the floor below and has a GFA of 776.3m ² which is equivalent to 25% of the GFA of the storey below.	EIS Appendix D Appendix B of the Submissions Report (10/12/25)
Part 13 Tree and Vegetation Preservation			
13.4 Application for tree and other vegetation works	<p>1 An application is required to be completed and forwarded to Council for all works on trees or other vegetation where an exemption under Section 13.2 does not apply.</p> <p>5 Council will require the planting of replacement trees and/or vegetation and may specify the number, species, provenance, location and stock size of the replacement trees and vegetation.</p>	<p>1 Consent is sought for the removal of trees on the site under this SSDA.</p> <p>5 97 replacement trees are proposed to be planted.</p>	<p>EIS Section 6.1.8, Appendix F and Appendix Z</p> <p>Appendix D of the Submissions Report (10/12/25)</p>
Part 18 Biodiversity			

Statutory Reference	Relevant Considerations	Relevance	Reference
18.6 Canopy Remnant	<p>1 Retain trees identified as Canopy Remnant on the Greenweb map (refer to maps in 18R.1 of this Part).</p> <p>2 Planting within land identified as Canopy Remnant is to consist of:</p> <ul style="list-style-type: none"> i) not less than 30% locally native species; ii) species that reflect the relevant vegetation communities within the area; and iii) a mix of groundcover, shrubs and trees and is to exclude monocultures. 	The subject site is mapped as containing a small portion of 'canopy remnant' vegetation. However, the proposed development does not require the removal of native vegetation within the canopy remnant area. Therefore, the proposal aligns with the relevant DCP controls.	EIS Section 6.2.8 and Appendix CC
Part 19 Heritage Items and Heritage Conservation Areas			
19B.1 Demolition within HCAs	<p>2 The demolition of heritage items and contributory properties within HCAs is not supported.</p>	The updated Heritage Impact Statement prepared by Urbis identifies that the dwellings within the subject site have been highly modified, particularly in their primary street frontages. This has resulted in a consistently altered streetscape presentation, diminishing their contribution to the Clanville Conservation Area (C32). Therefore, the dwellings are not considered to make a defining contribution to the HCA.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	<p>3 Whole demolition of buildings, structures and landscape features (including significant trees) is generally not supported unless the applicant can satisfactorily demonstrate:</p> <ul style="list-style-type: none"> i) demolition will not result in any adverse impacts on the streetscape or character of the HCA; ii) retention and stabilisation of the building or structure is unreasonable; iii) all alternatives to demolition have been considered with reasons provided why the alternatives are not acceptable; iv) the replacement building is compatible with the identified significance and character of the streetscape and the HCA as a whole. 	<p>i) The demolition of the existing structures present on the subject site will not result in adverse impacts to the character of the local HCA as the subject site's contribution to the HCA has been significantly diminished through extensive contemporary modifications and alterations which have compromised on the HCA's original level of integrity.</p> <p>ii) N/A</p> <p>iii) The partial retention of the dwellings was explored however this would not allow for meaningful uplift on the site in line with the outcomes of the transport oriented development planning control. Given most of the dwellings are already modified to their front street presentations, the value of retaining the dwellings while diminishing the number of dwellings achievable on the site is questionable.</p> <p>iv) The subject site's low level of intactness indicates that the heritage character of the HCA within which the subject site is located has been highly compromised. The large degree of modifications observed on the primary street</p>	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)

Statutory Reference	Relevant Considerations	Relevance	Reference
19C.1 Local Character and Streetscape	<p>2. Where an HCA is characterised by a mix of one and two storey buildings, proposed works to contributory properties are to:</p> <ul style="list-style-type: none"> i) retain the original character of a building; ii) match the scale and forms of the existing buildings within the streetscape. 	<p>frontages of the site have limited its capacity to contribute to the streetscape. The proposed in-fill residential development has been designed with ongoing heritage consultation to ensure that it appropriately responds to and respects the remaining intact portions of the HCA through careful resolution of its massing, form, façade articulation and material palette.</p> <p>i) The proposed design does not comply due to its large vertical scale and contemporary nature. It is noted that the proposed building would be of a notably different scale and typology than that which currently exists. However, the proposal exists in a legislative context which will facilitate some uplift of the same type in nearby areas with vicinity to the nearby Roseville railway station. The development would be in line with the planned future character of this area whilst providing in demand affordable accommodation. The location of this development is appropriate given its proposed location in an already highly modified streetscape and in close proximity to a key transport link.</p> <p>ii) The scale and form of the proposal have been developed in conjunction with ongoing heritage consultation to produce a scheme that acknowledges the forms of existing nearby dwellings including the adjacent heritage listed Scout Hall item. Careful resolution of the scheme’s material and colour palette, massing configuration, and horizontal façade articulation establish a form that interacts with adjacent properties in the HCA, it is a recommendation of this report that further design resolution is undertaken in consultation with a heritage consultant.</p>	<p>EIS Section 6.1.10 and Appendix GG</p> <p>Appendix T of the Submissions Report (10/12/25)</p>
	<p>4 The scale and massing of new buildings is to be integrated into the established character of the HCA and respect the scale, form and character of adjacent or nearby development. They are to incorporate design elements such as the roof forms, facade and parapet heights, door, window and verandah proportions of contributory properties in the HCA, particularly neighbouring buildings from the same key development period.</p>	<p>While the proposed scheme has a contemporary character and massing that differs to the early 20th century character and single-double storey scale of the dwellings in the surrounding HCA, the design incorporates elements which allow the proposal to respond to the established character of the HCA. The proposed design features a podium level on its primary frontages to Lord Street, Roseville Avenue and Martin Lane to relate to the human scale of the surrounding dwellings and the Roseville Scout Hall item.</p>	<p>EIS Section 6.1.10 and Appendix GG</p> <p>Appendix T of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
		<p>The massing of the proposal similarly considers the pedestrian connection with the adjacent Scout Hall through incorporation of a connecting central courtyard while the form is softened through the proposal's rounded edges and balcony protrusions. The material palette selection responds to the heritage character of the surrounding dwellings through incorporation of brick which has been incorporated in a contemporary manner so to compliment the character of the HCA rather than to mimic it.</p>	
	<p>5 The design and character of any new buildings are to be informed by the:</p> <ul style="list-style-type: none"> i) date and style of contributory properties; ii) scale and form of contributory properties; iii) street and subdivision patterns of the HCA; iv) setbacks of neighbouring contributory properties; v) materials, building techniques and details used in the HCA; and vi) views, vistas and skylines in the HCA. 	<ul style="list-style-type: none"> i) The proposed design features a contemporary architectural style as opposed to the older Federation styles which characterise the HCA. This architectural approach is in line with the anticipated future redevelopment within the vicinity of the subject site and the planned future character of the area arising from the TOD planning controls. ii) The proposed footprint and vertical scale are larger than the one-two storey dwellings characterising the HCA, however the increased scale of the development addresses the increased local demand for affordable residential options and is in line with planned future higher density character of the area arising from the TOD planning controls. The use of a podium partly moderates the difference in scale between the development and its surrounds. iii) The increased footprint of the proposal will result in the amalgamation of existing lots along Lord Street and Roseville Avenue into one consolidated lot which will depart from the historic estate subdivision pattern of the area. iv) The design of the proposed development is informed by the established setback pattern existing along Lord Street and Roseville Avenue – the proposed frontages of the development will be in line with adjacent contributory dwellings and the listed Scout Hall item so as to respect the established setback pattern. v) Contemporary application of traditional building materials has been suggested to be conveyed through the podium 	<p>EIS Section 6.1.10 and Appendix GG</p> <p>Appendix T of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
		<p>levels and upper levels of the proposed scheme through brick materiality which is a prevalent materiality throughout the HCA.</p> <p>vi) While it is acknowledged that a degree of visual impact will result to the views and vistas of the HCA as a result of the development's vertical scale, consideration has been made to retain extant vegetation plantings of significance which will be supplemented by additional new plantings in an effort to soften and obscure the mass of the development.</p>	
	6 Facades of new buildings are to be modulated to break down the scale of new development.	The proposed design features a modulated street facing façade. The upper levels of the scheme are further set-back from the podium level to establish a visually broken up contribution to the streetscape and avoid monolithic masing.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	7 The height of new buildings is not to be higher than contributory properties.	The height of the proposal is higher than the height of the surrounding one-two storey contributory dwellings, this is in line with planned future higher density character of the area arising from the TOD planning controls.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	8 New building roofs visible from the street are to reflect the size, shape, pitch, eaves and ridge heights, and bulk of contributory properties and roofs. They are to respect the complexity and patterns of predominant roof shapes and skylines of the HCA.	The proposed roof features a flat roof which is a departure from the more complex pitched roof forms found within the HCA in line with the contemporary character of the development.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	9 New buildings may be contemporary in design, however, their scale, form and detail is not to detract from the scale, form, unity, cohesion and predominant character of streetscape elements around.	The simplistic design of the proposed scheme's form and lower level of façade detail does not detract from contributory items within the area.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	10 Where an HCA is characterised by single storey development, single-storey development on infill sites is preferred. New two-storey houses will only	Two-storey contemporary additions are common in surrounding dwellings within the HCA. The proposed	EIS Section 6.1.10 and Appendix GG

Statutory Reference	Relevant Considerations	Relevance	Reference
	be permitted where the upper floor is designed within the roof and where the new building is in keeping with the height, mass and proportions of contributory properties in the vicinity.	scheme involves the construction of a 9-storey structure which is in line with planned future higher density character of the area arising from the TOD planning controls.	Appendix T of the Submissions Report (10/12/25)
19C.2 Setbacks and Building Separation	1 The siting of alterations, additions and new buildings are to maintain the established streetscape pattern, including principal dwellings, garages, carports and garden structures.	The proposed scheme is to respect the set back of adjacent contributory buildings within the HCA, particularly the adjacent listed Scout Hall item.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	2 Where there is a uniform building setback within streets, alterations and additions and new buildings are to respect the established pattern and not be located forward of adjacent buildings. Where variations in setback exist, the larger set back will apply. Side set backs are to be consistent with historic patterns.	A fairly consistent setback pattern exists along Lord Street and Roseville Avenue, with the Roseville Scout Hall item featuring a larger set back from the streetscape. Therefore, some views may be obscured by the development from the south towards the Scout Hall. However, it is noted that these views are currently obscured by the existing dwelling at 27 Roseville Avenue. Therefore, there would not be a notable change in the available views to the Scout Hall.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	3 Where variations in setbacks exist within the immediate vicinity and the streetscape, the larger setback will apply.	Refer to the discussion above.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	4 New buildings are not to be orientated across sites contrary to the established alignment pattern.	The proposed overall arrangement of the scheme's irregular footprint is reflective of the development's larger footprint and relationship with the adjacent Scout Hall item. However, the proposed development's frontages have been aligned to compliment the established alignment pattern along Lord Street and Roseville Avenue.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	5 The location of new buildings is to ensure that significant views to and from places within the HCA are retained.	The proposed frontages of the podium level along Martin Lane, Lord Street and Roseville Avenue are appropriately set back on the subject lot in line with adjacent dwellings within the HCA so as to ensure that the availability of views from the public domain and the ground level to the adjacent Scout Hall item will not change.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)

Statutory Reference	Relevant Considerations	Relevance	Reference
19C.3 Gardens and Landscaping	1 The established landscape character (height of the tree canopy, early gardens, remnant trees, historic tree plantings) that contributes to the significance of the streetscape and the HCA as a whole are to be retained and conserved in any new development. The reinstatement of original planting, where known, is encouraged.	Existing vegetation of significance located on the subject site is to be retained and incorporated into the proposal to retain the established landscape character of the HCA.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	2 Original garden features such as gates, paths, stonework, garden terracing, tiling, cement crazy paving, walling and garden edging are to be retained and conserved.	All extant garden features date from contemporary renovations, consequently the removal of these elements will not detract from the character of the surrounding HCA.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	3 New paving and hard surfacing, particularly to front setbacks is to be limited.	The design scheme features minimal intervention of additional hard-paved area to the frontage of Lord Street and Roseville Avenue. Small sections of hard-paving have been incorporated to establish residential courtyards in these areas.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	4 Front gardens are to avoid screening buildings from the street and: i) have a minimum of 70% landscaped area; ii) include substantial tree and shrub planting along street frontages. iii) front boundary hedges are to be a maximum 1.2m.	The proposed scheme includes minimal screening fronting Lord Street and Roseville Avenue. A small degree of shrub plantings have been proposed at a height consistent with existing boundary hedges found at some dwellings within the subject site.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	5 Materials for new garden paving or pathways are to be appropriate to the architectural style for the HCA, such as gravel for Federation style and sandstone flagging for inter-war styles. Plain or stencilled concrete is not acceptable.	The proposed materiality for paving to the front of the site is to be specified to adhere to this provision.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	6 New driveways are to provide landscaping on side boundaries.	All side boundaries have allowance for deep soil planting. Therefore, landscaping on side boundaries is allowed for.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)

Statutory Reference	Relevant Considerations	Relevance	Reference
	7 New, traditionally designed gardens that enhance historic and aesthetic character of the streetscape and the HCA as a whole are encouraged.	The proposed garden is in line with the contemporary character of the scheme. The character of the immediate context is contemporary and mixed and therefore there is no consistent landscape character that is required to be reflected.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
19C.4 Access and Parking	4 New parking areas, garages and driveways are to be designed carefully so that they do not dominate the principal elevations or detract from the immediate streetscape and incorporate provisions for landscaping.	The establishment of underground carparking facilities and associated hard-stand driveway will minimise visual obstruction to the street-facing elevation. The driveway is discreetly located towards the centre of the development and behind two substantial mature trees.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	5 The siting of new driveways are to be consistent with the established pattern in the immediate streetscape and the HCA as a whole.	The proposed driveway does not directly relate to the established patterns of driveways in the HCA as it relates to a substantial contemporary building. However, it is discreetly located towards the centre of the development and behind two substantial mature trees.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
19C.5 Building Design	3 Natural and recessive colour schemes are encouraged for rendered and painted finishes, especially on sites rated as neutral or uncharacteristic.	The material applied to the redevelopment is consistent across the podium and tower level and is proposed to be a contemporary application of brick and concrete. The bricks would be light in colour (to be recessive) and would be horizontally orientated to as to respond to the brick treatment applied to dwellings throughout the HCA.	ESI Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	4 Contemporary materials are permitted for new work where the detailing, proportions, texture and colour range blend with the existing character of the HCA.	The development features contemporary materials such as concrete on its façade articulation which blends in with the neutral colour range of the existing character of the HCA.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)
	8 Materials used for new buildings are to be similar to, or compatible with, the original buildings in the HCA.	Complies, see discussions on materiality above.	EIS Section 6.1.10 and Appendix GG Appendix T of the Submissions Report (10/12/25)

Statutory Reference	Relevant Considerations	Relevance	Reference
	<p>10 New buildings are to incorporate architectural language such as massing, proportions, coursing lines, materials and finishes, which are sympathetic to and complement the predominant character of the HCA.</p>	<p>The use of the podium element will visually break down the proposed bulk and lessen the visual effect on the streetscape. The upper levels would be recessed to further this effect. The façade projections of the building are undulating and avoid presenting to the streetscape as a singular monolithic mass. The top level of the building is further recessed to reduce the appearance of its vertical scale in its presentation to the streetscape.</p> <p>There would be an effect on the setting of the conservation areas and the adjacent heritage listed item as a result of the massing of the building. All significant and contributory items would be read in the context of higher density than what exists today and the Scout Hall in particular would be read against the north façade of the development which would characterise the backdrop of the item. Some heritage impact is anticipated in order to fulfill the objectives of the TOD SEPP and housing targets more broadly. While this location is appropriate for uplift given the diminished significance of the subject properties, the final materials and finishes boards and any further design resolution of the façade treatments are to be developed to soften the visual effect and mitigate unacceptable impacts.</p>	<p>EIS Section 6.1.10 and Appendix GG</p> <p>Appendix T of the Submissions Report (10/12/25)</p>
19C.8 Fencing	<p>5 New front fencing, pedestrian and vehicular access gates are to match the architectural style of the house and the character of the immediate streetscape.</p>	<p>The street frontage fence will respond to the lightweight vertically articulated balustrades present on all balcony levels. The proposed lightweight composition and materiality of the fence establishes a non-dominating boundary to the proposed development.</p>	<p>EIS Section 6.1.10 and Appendix GG</p> <p>Appendix T of the Submissions Report (10/12/25)</p>
Part 23 Building Design and Sustainability			
<p>23.3 Sustainability of Building Materials</p>	<p>1 Development proposals are to consider the following in the selection of building materials:</p> <ul style="list-style-type: none"> i) retain, re-use, recycle materials with: <ul style="list-style-type: none"> • low embodied energy such as sandstone and timber; and • high embodied energy such as brick and concrete. ii) materials that come from renewable sources; iii) materials that generate a lower environmental cost over time; iv) materials with a low life cycle cost and/or high durability; 	<p>An updated Ecologically Sustainable Development Report has been prepared by Credwell which identifies that the proposed development will investigate opportunities for the use of materials with low embodied carbon emissions, including products made from recycled or reused content, sustainably sourced timber and steel, items with Environmental Product Declarations (EPDs), low-carbon</p>	<p>EIS Section 6.2.3 and Appendix AA</p> <p>Appendix Q of the Submissions Report (10/12/25)</p>

Statutory Reference	Relevant Considerations	Relevance	Reference
	<p>v) production methods with a low environmental impact;</p> <p>vi) avoid large expanses of dark coloured materials that contribute to urban heat.</p>	concrete alternatives like fly ash or slag cement, and locally sourced materials to minimize transportation emissions.	
23.5 Roof Terraces and Podiums	<p>1 All roof terraces and podiums are to provide appropriate building systems to make them trafficable, and to support landscaping.</p> <p>4 Roof terraces and podiums are to provide soft landscaping areas that complement the appearance of the building, soften the edges of the building, and reduce the scale of raised terraces and other built elements such as services.</p>	The proposed development includes communal rooftop terraces on Buildings B and C which will be provided with soft landscaping that are integrated into the overall landscape design of the development. No element of the rooftop terrace will extend above the height of the building itself.	EIS Appendix D and Appendix F
23.7 General Acoustic Privacy	<p>1 Development is to be designed to minimise the impact of external noise sources (eg busy roads, railways, swimming pools, heavy vehicle entries) on the internal and external spaces used by occupants.</p> <p>2 Balconies and other external building elements are to be designed and located to minimise infiltration and reflection of noise onto the facade.</p> <p>3 Buildings are to be designed to minimise noise transmission by, but not limited to:</p> <p>i) careful siting and orientation of the building;</p> <p>ii) locating bedrooms away from both internal and external noise generators of a development, eg by using storage or circulation areas as a buffer or grouping room uses according to the noise level generated.</p> <p>iii) fitting out building services with appropriate acoustic insulation;</p> <p>iv) incorporating appropriate noise shielding or attenuation techniques into the design and construction of the development.</p>	A Noise and Vibration Impact Assessment has been prepared by Acoustic Logic which outlines a series of mitigation measures which, if complied with, will ensure that the proposed development will not result in any adverse acoustic impacts for future residents or surrounding receivers.	EIS Section 6.1.5 and Appendix R Appendix K of the Submissions Report (10/12/25)
23.8 General Visual Privacy	1 Private open spaces and principal living spaces of the proposed dwelling/s and adjacent dwellings are to be protected from direct or unreasonable overlooking from all new residential and non-residential developments.	The proposed development incorporates appropriate building separation distances and landscaped setbacks to minimise the potential for privacy and overlooking impacts to existing and future developments in the surrounding area.	EIS Appendix D and Appendix E
Part 24 Water Management			
24C.5 Controls for On-site detention	5 Any rainwater retention system is to be included as part of the stormwater management system and is to comply with the installation specifications available on Council's website.	The updated Integrated Water Management Report (IWMR) prepared by PTC confirms that the proposed development will comply with all relevant KDCP controls. Refer to Appendix S for further detailed assessment.	EIS Section 6.1.6 and Appendix S

Statutory Reference	Relevant Considerations	Relevance	Reference														
	<p>6 In areas where it is desirable that peak outflows from the subject site do not coincide with the peak flow for the catchment as a whole, the permitted site discharge and storage volume is to be calculated in the following manner:</p> <p>i) Determine in which OSD drainage catchment the site is located (refer to the Ku-ring-gai Council Technical Guideline for Water Management);</p> <p>ii) Use the information and calculation sheet in the Ku-ring-gai Council Technical Guideline for Water Management to determine the permitted site discharge and minimum OSD storage volume required for the development; and</p> <p>iii) Deduct from the minimum storage volume (SSR1 or SSR2 from the Ku-ring-gai Council Technical Guideline for Water Management) the minimum volume of the any rainwater tank required at 24B.4 of this Part up to an absolute maximum of 10% of SSR provided the tank, is at least, plumbed to toilet and garden irrigation.</p> <p>iv) Areas, such as green roofs, permeable paving, and hard stand directed to raingardens or rainscaping, may be included in the impervious area bypassing the detention system in the On-site Detention system, calculation sheet (in the Ku-ring-gai Council Technical Guideline for Water Management).</p>	<p>The minimum storage volumes and permitted site discharge have been calculated in accordance with the KDCP and the proposed development is compliant with these requirements.</p>	<p>Appendix L of the Submissions Report (10/12/25)</p>														
<p>24C.6 Stormwater Quality Control</p>	<p>1 The captured stormwater is to be treated to the standards set out in the table below.</p>	<p>The updated Integrated Water Management Plan) prepared by PTC confirms that the proposed development will comply with the relevant KDCP controls. Refer to Appendix T and Appendix L of the Submissions Report for further detailed assessment.</p>	<p>EIS Section 6.1.9 and Appendix T</p>														
	<table border="1"> <thead> <tr> <th data-bbox="365 898 477 922">Pollutant</th> <th data-bbox="775 898 1055 922">Standard to be achieved</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 930 539 954">Gross Pollutants</td> <td data-bbox="775 930 931 954">70% reduction</td> </tr> <tr> <td data-bbox="365 962 618 986">Total Suspended Solids</td> <td data-bbox="775 962 931 986">85% reduction</td> </tr> <tr> <td data-bbox="365 994 551 1018">Total Phosphorus</td> <td data-bbox="775 994 931 1018">65% reduction</td> </tr> <tr> <td data-bbox="365 1026 517 1050">Total Nitrogen</td> <td data-bbox="775 1026 931 1050">45% reduction</td> </tr> </tbody> </table>	Pollutant	Standard to be achieved	Gross Pollutants	70% reduction	Total Suspended Solids	85% reduction	Total Phosphorus	65% reduction	Total Nitrogen	45% reduction	<p>The proposed development exceeds the pollutant reduction targets set in the KDCP as outlined in the table below:</p>	<p>Appendix L of the Submissions Report (10/12/25)</p>				
Pollutant	Standard to be achieved																
Gross Pollutants	70% reduction																
Total Suspended Solids	85% reduction																
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Total Nitrogen	45% reduction																
<p>6 For Development Types 5, 6, 8 and 9 (including car parks):</p> <p>i) all stormwater flows from regular rainfall events (up to the 40% AEP storm) are to be captured for treatment prior to discharge to the stormwater drainage system.</p> <p>ii) a suitably qualified and experienced engineer is to certify that the proposed management measure(s) to be used at the site (whether proprietary or otherwise) will achieve the standards for water quality required in this DCP;</p> <p>iii) the design is to be based on MUSIC modelling prepared in accordance with Council's MUSIC Modelling Guidelines available on Council's website and in the MUSIC-link function within MUSICv6 (or the latest version).</p> <p>iv) the certification and modelling is to be submitted with the development application.</p>	<table border="1"> <thead> <tr> <th data-bbox="1216 1058 1328 1082">Pollutant</th> <th data-bbox="1503 1058 1603 1082">% Target</th> <th data-bbox="1648 1058 1805 1082">% Reduction</th> </tr> </thead> <tbody> <tr> <td data-bbox="1216 1098 1384 1121">Gross Pollutants</td> <td data-bbox="1503 1098 1536 1121">70</td> <td data-bbox="1648 1098 1693 1121">100</td> </tr> <tr> <td data-bbox="1216 1129 1462 1153">Total Suspended Solids</td> <td data-bbox="1503 1129 1536 1153">85</td> <td data-bbox="1648 1129 1704 1153">89.4</td> </tr> <tr> <td data-bbox="1216 1161 1395 1185">Total Phosphorus</td> <td data-bbox="1503 1161 1536 1185">65</td> <td data-bbox="1648 1161 1682 1185">75</td> </tr> <tr> <td data-bbox="1216 1193 1361 1217">Total Nitrogen</td> <td data-bbox="1503 1193 1536 1217">45</td> <td data-bbox="1648 1193 1704 1217">54.8</td> </tr> </tbody> </table>	Pollutant	% Target	% Reduction	Gross Pollutants	70	100	Total Suspended Solids	85	89.4	Total Phosphorus	65	75	Total Nitrogen	45	54.8	<p>Appendix L of the Submissions Report (10/12/25)</p>
Pollutant	% Target	% Reduction															
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Total Nitrogen	45	54.8															

Statutory Reference	Relevant Considerations	Relevance	Reference
	<ul style="list-style-type: none"> - where MUSICv6 (or the latest version) is used a MUSIC-link validation report for Ku-ring-gai Council is to be submitted with the development application - where an older version of MUSIC is used the model files are to be submitted to Council to enable MUSIC-link validation to be undertaken. - any model using parameters not in line with Councils MUSIC modelling guidelines are to provide clear justification for any variation. 		
24D.3 Development over or adjacent to a natural waterbody, open channel or drainage depression	<p>1 Where works are proposed to be undertaken adjacent to the design flood standard conveyance zone associated with a watercourse, open channel or drainage depression, and Council considers it to be necessary, a flood study is to be prepared in accordance with 24R.3 of this Part to demonstrate that the development will not:</p> <ul style="list-style-type: none"> i) be subject to inundation from flows associated with the watercourse causing damage to property or belongings; and /or ii) be subject to structural damage from flows associated with the watercourse or debris associated with the flows; and/or iii) impede the passage of stormwater associated with the watercourse to cause a rise (afflux) in the flood level upstream greater than 50mm; and/or iv) divert flows associated with the watercourse onto or into adjacent properties; and/or v) increase the downstream velocities of flow for the design flood standard. <p>3 Where the design flood standard is less than 20m3/s, or identified as overland flow on the Flood Planning Area Map* the minimum floor level of all enclosed areas and structures, including all habitable floor areas, is to be either:</p> <ul style="list-style-type: none"> i) 300mm above the design flood standard level; or ii) 300mm above the highest existing ground level along the associated overland flow path; or iii) whichever is the greater, except in the case of garages, where the minimum height is to be 150mm instead of 300mm, and inground swimming pools, which is to be designed in accordance with the provisions of 24D.7 (4) of this Part 	<p>The Flood Impact Risk Assessment (FIRA) prepared by PTC confirms that the proposed development will comply with all relevant KDCP controls..</p> <p>The proposed development has been designed to comply with Council design requirements. All apartments are above RL88.6m (flood planning level + 500mm freeboard).</p>	<p>EIS Section 6.1.9 and Appendix T</p> <p>Appendix M of the Submissions Report (10/12/25)</p> <p>Appendix H Submissions Report (17/04/26)</p>
Part 25 Waste Management			
25A.1 General Requirements	<p>1 All waste and recycling facilities are to comply with the NCC and all relevant Australian Standards.</p>	<p>A Waste Management Plan (WMP) has been prepared by Salt3 in support of the proposed development which outlines waste management during the demolition, construction and operational phases of the development.</p>	<p>EIS Section 6.2.4 and Appendix DD</p>

Statutory Reference	Relevant Considerations	Relevance	Reference									
	<p>2 During the design of the development, construction waste is to be minimised by:</p> <p>i) using recycled materials, selecting materials that reduce waste or do not require disposal, or can be reused or recycled in the future; and</p> <p>ii) designing with minimal site disturbance by avoiding unnecessary excavation or fill.</p> <p>3 All waste and recycling storage containers are to be stored within the boundary of the subject site.</p>		<p>Appendix S of the Submissions Report (10/12/25)</p>									
<p>25A.3 Access to Collection Point</p>	<p>2 The waste and recycling collection point is to be located on a level surface away from gradients and vehicle ramps, with the path of travel being free from any floor obstructions, such as steps, to allow for the transfer of wheelie bins to and from the storage room to the collection vehicle.</p> <p>4 The Waste Management Plan (WMP) are to describe how the waste management system is to be managed and who is responsible for each stage of the process.</p>	<p>2 The proposed development includes four chute rooms (one for each building) and a bin storage room in the basement, as well as a loading bay at the lower ground level which will be used for waste collection. A bin tug will be used to safely transport bins from the chute rooms to the bin room. Bins will then be transferred along a level path free from obstruction to the loading bay for waste collection. A turning bay will be provided to allow waste collection vehicles to enter and exit the site in a forward direction.</p> <p>In response in DPHI comments, the proposed bin room has been modified to provide clear separation between the doorway to the room and the truck turning bay. A bollard will be introduced to ensure that vehicles do not encroach into this zone.</p> <p>4 The WMP outlines the waste management process.</p>	<p>EIS Section 6.2.4 and Appendix DD</p> <p>Appendix S of the Submissions Report (10/12/25)</p>									
<p>25A.5 Residential Buildings</p>	<p>13 If there are four or more dwellings and basement parking is provided, Council's standard waste and recycling service is as follows:</p> <table border="1" data-bbox="344 1137 1149 1417"> <thead> <tr> <th data-bbox="344 1137 584 1158">Waste Type</th> <th data-bbox="629 1137 824 1158">Number of Units</th> <th data-bbox="857 1137 1043 1158">Number of Bins</th> </tr> </thead> <tbody> <tr> <td data-bbox="344 1174 539 1201">Waste (garbage)</td> <td data-bbox="629 1174 674 1195">N/A</td> <td data-bbox="857 1174 1122 1270">1 x 120L MGB per unit dwelling or 1 x 240L MB per 2 units</td> </tr> <tr> <td data-bbox="344 1278 584 1417">Co-mingled recycling of glass, steel and aluminium cans and plastic etc</td> <td data-bbox="629 1278 824 1342">For every 4 units or part thereof.</td> <td data-bbox="857 1278 1149 1305">1 x 240L MGB (communal)</td> </tr> </tbody> </table>	Waste Type	Number of Units	Number of Bins	Waste (garbage)	N/A	1 x 120L MGB per unit dwelling or 1 x 240L MB per 2 units	Co-mingled recycling of glass, steel and aluminium cans and plastic etc	For every 4 units or part thereof.	1 x 240L MGB (communal)	<p>The WMP proposes that waste be collected by council as follows:</p> <p>41 x 660L garbage bins collected once per week;</p> <p>21 x 660L commingled recycling bins collected once per week;</p> <p>21 x 660L paper/cardboard bins collected once per week; and</p> <p>30 m2 bulky waste storage area collected on an as-required basis</p> <p>The proposed waste bin volumes and quantities were assessed to be sufficient based on estimated waste</p>	<p>EIS Section 6.2.4 and Appendix DD</p> <p>Appendix S of the Submissions Report (10/12/25)</p>
Waste Type	Number of Units	Number of Bins										
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Statutory Reference	Relevant Considerations	Relevance	Reference
	<p>Recycling of paper and cardboard</p> <p>For every 4 units or part thereof.</p> <p>1 x 240L MGB (communal)</p>	<p>volumes generated by the development. Refer to the updated WMP for further detail and assessment.</p> <p>Waste storage will be provided in a bin room at the lower ground level of the development and separate bulky waste room. Each dwelling will be capable of storing one day's worth of waste.</p>	
<p>14</p>	<p>All new dwellings are to be designed to allow the internal accommodation of one receptacle to collect waste and another to collect recycling, each with the capacity to store one day's worth of materials.</p>		
<p>15</p>	<p>Centralised waste and recycling rooms are to be provided in the basement that has sufficient capacity to store all waste and recycling likely to be generated in the entire building in a week.</p>		